

# ITALIAN VILLAGE COMMISSION MINUTES

Tuesday, April 19, 2016

6:00 p.m.

50 W. Gay St. – First Floor - Conference Room B

**Commissioners Present:** Todd Boyer, David Cooke, Ben Goodman, Rex Hagerling, Josh Lapp (left 6:25, after Staff Approvals), Jason Sudy,

**Commissioners Absent:** Charmaine Sutton

**City Staff Present:** Connie Torbeck

- I. CALL TO ORDER (6:05 p.m.).
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Tuesday, May 10, 2016 – 50 W. Gay Street, 1<sup>st</sup> Floor, Conference Room A.
- III. NEXT COMMISSION MEETING – 6:00 p.m., Tuesday, May 17, 2016 – 50 W. Gay Street, 1<sup>st</sup> Floor, Conference Room B.
- IV. SWEARING IN OF STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES – Tuesday, March 22, 2015.  
MOTION: Lapp/Boyer (6-0-0) APPROVED
- VII. PUBLIC FORUM
  - Andy Kline – Italian Village Society, Streets Committee
    - Provided an update on the ongoing sidewalk survey. Will be using a spread sheet system also currently used by German Village Society. Will also be advocating use of sandstone curbs for new developments and on High Street.
    - Voiced concerns about lack of communication between the Commission and Italian Village Society.
    - Noted that the Italian Village Society voted to oppose the demolition of the cottage at 847 Hamlet Street.
- VIII. STAFF APPROVALS  
The Italian Village Commission hereby accepts all Staff Approved items (see below) into the formal record. Votes are as indicated, with abstentions (if any) shown in brackets immediately following the specific application.  
MOTION: Lapp/Boyer (6-0-0) APPROVED
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

## STAFF RECOMMENDATIONS

### 1. 16-4-12

**1088 North High Street**

**John Ingwersen (Applicant)**

**Giannopoulos Properties, Ltd. (Owner)**

*Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application 16-4-12, 1088 North High Street, as submitted, with all clarifications, as noted:

#### Rebuild Brick Wall

- Rebuild the existing, deteriorated and damaged brick wall along the north and south sides of the parking area.
- Design of existing wall to be modified, as follows: 1) Increase the height of the wall by 2-3 courses; 2) Remove all piers, including on High Street; 3) Include a consistent stone cap on the wall.
- New wall to be Belden Sandcast solid brick matching the color of the existing building and wall.
- Mortar to match existing mortar of building.
- Revised drawings to be submitted to Historic Preservation Office for final review and approval, prior to issuance of a Certificate of Appropriateness.

Note: Commissioner Cooke noted the following from the Short North Guidelines: Commercial Patios and Outdoor Dining – “Masonry walls or other permanent structures proposed to delineate outdoor spaces in public rights-of-way are not appropriate” (p.3.14).

Note: A wall at this location was approved in 1999. Rebuilding of the wall is being approved for the following reasons: 1) The parking lot and wall are existing conditions; 2) The building is set back from the street; 3) Removal of the wall would leave the base in place.

MOTION: Cooke/Goodman (4-1[Cooke]-0) APPROVED

## 2. 16-4-13

### **41 East Prescott Street**

#### **Kenneth & Michele Gagen (Applicant/Owner)**

*Following the presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application 16-4-13, 41 East Prescott Street, as submitted, with all clarifications, as noted:

#### Install New Fence

- Remove the existing wood privacy fence in the rear yard.
- Install a new, wood privacy fence to enclose a new parking pad on three sides, per the submitted rendering.
- Gate to be located on north side of fence.
- Applicant has the option of 1) installing a gate to enclose the narrow strip of yard along the west side of the parking pad, or 2) removing the fence on the west side of the parking pad completely.
- New fence to be painted or stained with opaque stain.

#### New Parking Pad

- Install a new, 400 sq. ft. parking pad, per the submitted site plan and rendering.
- Parking surface to be Unilock Eco Priora River pavers, per the submitted rendering.

#### Install New Walkway

- Install approximately 110 sq. ft. of new walkway at rear of house, per the submitted site plan.
- Walkway surface to be Unilock Eco Priora River pavers, to match parking pad.

MOTION: Goodman/Boyer (5-0-0) APPROVED

## 3. 16-4-15

### **714 North High Street**

#### **Lindsey Martin/Jeni's (Applicant)**

#### **The Wood Companies (Owner)**

*Following the presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application 16-4-15, 714 North High Street, as submitted, with all clarifications, as noted:

#### Install New Wall Sign

- Remove the existing projecting sign, per the submitted photograph.
- Install two (2) new wall signs, one facing High Street and one facing Lincoln Street.
- The “S” on High Street, and the “J” on Lincoln Street are to align with the outer edge of the wooden storefronts.
- New signs to be orange, open face, aluminum formed letters with exposed stroke, white neon.
- Letters measure five-inches (5”) deep and twelve-inches (12”) tall (approx. 4.2 sq. ft. each).
- All fasteners to be placed in mortar joints rather than the face of the brick.

- Revised drawings, including detail of how the sign is attached to the building, to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

MOTION: Goodman/Cooke (4-1[Cooke]-0) APPROVED

## **HOLDOVERS**

### **4. 16-1-14b**

#### **790 North High Street**

**Alex Dever/Drawing Department Architecture (Applicant)**

**The Wood Companies (Owner)**

*Following the presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application 16-1-14b, 790 North High Street, as submitted, with all clarifications, as noted:

#### **New Signage/Wall Sign**

- Install one (1) new, wall sign, reading “THE EAGLE FOOD & BEER HALL.”
- “THE EAGLE” lettering to be 16” High, white aluminum cut-out letters (font: “Interstate”).
- “FOOD & BEER HALL” lettering to be 8” High, white aluminum cut-out letters (font: “Interstate”).
- “POST OTR NO. 1234” lettering to be 5” High, bronze aluminum cut-out letters (font: “Interstate”).
- Lighting to be by ‘E2’ fixture, attached to pergola.
- All fasteners to be placed into mortar, not into the face brick.
- Revised rendering to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

#### **Light Fixtures**

- Install new, gooseneck light fixtures above the two front entrance doors, per the submitted drawing.

MOTION: Cooke/Goodman (5-0-0) APPROVED

### **5. 16-2-8**

#### **936 North Fourth Street**

**Nicholas Gore/GoreMade Pizza (Applicant)**

**Kevin Noesner (Owner)**

*Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application 16-2-8, 936 North Fourth Street, as submitted, with all clarifications, as noted:

#### **Install New Outdoor Seating Patio Surface**

- Install a new patio and walkway, per the submitted site plan.
- Patio and walkway surface to be natural clay brick pavers, Belcrest 560, per the sample photograph.
- Final design of the walkway at the door opening to be reviewed and approved by Historic Preservation Office staff.

#### **Install New Seatwall**

- Install new 20” high seatwall, flanked by 32” high columns, at the southeast corner, per the submitted site plan and example photographs. Columns to have matching Brussels systems caps.
- Seat walls and columns to be Unilock, Brussels Dimensional Stone System, per the example photograph.

#### **Install New Fence**

- Install new wood privacy fence, on south and west sides of the property, to match the existing fence on the north side.
- Operation of gate on north fence to be coordinated with neighboring business owner.

#### **Install Outdoor Lighting**

- Install new outdoor seating area lighting, per the submitted site plan.
- All path lights to be shaded, per the submitted example photograph.
- All seatwall lighting to be under the seatwall cap, per the example photograph.
- All wiring for overhead rope lighting to be maintained in a taut position, not allowed to droop.

New Door Opening

- Install a new door opening for egress, on the north elevation, as completed.
- New doorway to be framed with wood, 1" x 4" trim, as per the submitted photograph.
- New door to be a steel, half-lite, two-panel door, per the submitted photograph.
- Paint colors for door and trim to be submitted to Historic Preservation Office for final review and approval.

MOTION: Cooke/Goodman (5-0-0) APPROVED

**6. 16-2-9b**

**638-642 North High Street**

**Keith Witt/Behal Sampson Dietz (Applicant)**

**Armbust Properties, Ltd. (Owner)**

*Following the presentation of the staff report, a motion was made, vote taken, and results recorded as indicated.*

In the absence of, and at the request of the Applicant, continue Application # 16-2-9b, 638-642 North High Street, to allow the Applicant time to further study the condition and potential repair of the prism glass transoms along High Street, and direct Historic Preservation Office staff to place on the May 17, 2016 Italian Village Commission agenda for further review.

The Commission requests that a site visit be arranged at which two Commissioners and HPO staff can observe the prism glass transoms on the High Street elevation with one or two of the existing plastic panels removed.

MOTION: Cooke/Boyer (5-0-0) CONTINUED

**VARIANCE RECOMMENDATIONS**

**7. 16-4-16**

**51 East Fourth Avenue**

**Michael Mahaney/MM Developing (Applicant/Owner)**

*Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Upon review of Application #16-4-16, 51 East Fourth Avenue, the Italian Village Commission recommends approval of the proposed variance, as follows:

Request for Variance Recommendation

- 3312.49 – Minimum Number of Parking Spaces Required - To reduce the required parking from two (2) to zero (0).
- Setback – To establish the building line setback from the street to the front of the house to be in line with the existing house to the east instead of the average distance of the contiguous houses.

Note: While the originally approved driveway and garage would be preferred, the Italian Village Commission supports the parking variance based on the inability of the applicant to obtain the required 10' connection for a driveway to the existing alley.

MOTION: Goodman/Cooke (5-0-0) APPROVAL RECOMMENDED

**NEW APPLICATIONS**

**8. 16-4-17**

**688 North High Street**

**Connie J. Klema, attny. (Applicant)**

**692 High, LLC. (Owner)**

*Prior to review of Application #16-4-17, Commissioner Goodman noted the need to recuse himself from the proceedings and exited the hearing room. Following the presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application 16-4-17, 688 North High Street, as submitted, with all clarifications, as noted:

Install New Wall Sign

- Install new wall sign in the sign band between the storefront windows and transom windows, per the submitted rendering.
- Sign to read "QUINCI EMPOREUM."

Install Window/Door Signage

- Retain the existing window and door graphics, as installed, per the submitted rendering and photographs.
- MOTION: Boyer/Cooke (4-0-1[Goodman]) APPROVED

**9. 15-12-19**

**1140 East Fourth Avenue**

**Karrick Sherrill/Shremshock Architects (Applicant)**

**Lykens Companies (Owner)**

*Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application 15-12-19, 1140 East Fourth Avenue, as submitted, with all clarifications, as noted:

New Construction

- Construct a new, three-four story building with 35 dwelling units, with below-ground and surface parking, per the submitted site plan.
- Exterior materials to include brick, fiber cement rainscreen panels, and split-face CMU, per the submitted renderings.
- Applicant is to submit two (2) alternative material and/or color options for the corner block, to be reviewed by a committee of two Commissioners.
- Entrance steps on Fourth Street to be open, metal grate stairs.
- Top and bottom of windows to be aligned with the coursing of the CMU block sections.
- Windows to be aluminum, simulated-divided-lite, with muntins permanently applied to exterior.
- Window and light fixture cut sheets to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.
- Final drawings to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.
- Any/all signage and landscape plan to return for review and approval.

MOTION: Goodman/Cooke (5-0-0) APPROVED

**10. 16-4-18**

**1160 North High Street & 14 East Fourth Avenue**

**John Behal/Dan Morgan/Behal Sampson Dietz (Applicant)**     **Karla Rothan/Stonewall Columbus, Inc. (Owner)**

*Following the presentation by the Applicant, a motion was made, vote taken, and results recorded as indicated:*

Based on the drawings (dated 3-5-2016) submitted for the April 19, 2016 Italian Village Commission hearing, the Commission grants conditional approval of Application #16-4-18, for the renovation of 1160 North High Street and 14 East Fourth Avenue, and the construction of a new, steel and glass, three-story connector between the two buildings, in regard to the following items, and with all clarifications, as noted.:

- Footprint, height, and massing, of the new connector.
- The concept of preserving 1160 North High Street, with major renovations.
- Closing off of one existing curb cut on High Street and one existing curb cut on East Fourth Avenue.
- Final approval is based on review and approval of additional materials, including, but not limited to: Elevation drawings, window/door example and/or cut sheets, exterior cladding materials samples and colors, exterior lighting, streetscape elements, and landscape plan.

Note: A Certificate of Appropriateness will be issued upon final approval by the Italian Village Commission of elevation drawings and any/all details, building materials, and finishes.

MOTION: Cooke/Goodman (5-0-0) CONDITIONAL APPROVAL GRANTED

**11. 16-4-19**

**805, 801, 795, 793, N. Sixth Street & 248 Neruda Ave.**

**Laurie Gunzelman/Gunzelman Architecture & Design (Applicant) 21 Jeffrey Park, LLC. (Owner)**

*Prior to review of Application #16-4-19, Commissioner Boyer noted the need to recuse himself from the proceedings and exited the hearing room. Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application 16-4-19, 805, 801, 795, 793, N. Sixth Street & 248 Neruda Ave., as submitted, with all clarifications, as noted:

New Construction/Jeffrey Park/Phase II

- Construct six (6) new single-family homes, Phase II of a twenty-four unit development, per the submitted site plan and elevation drawings.
- Exterior siding to be consistent with Phase I, including a combination of vertical metal, horizontal cedar siding, and stucco (color – “Iron Ore” and “Elephant Skin”).
- Main entrance doors to be full-light, metal doors.
- Windows to be clear, anodized aluminum.
- Aluminum roof railings to be on the rear elevations.
- Garage doors to be paneled, steel doors or glass and aluminum.
- Final drawings to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.
- Detail elevation of the base of the building (how the building hits the ground) to be submitted for review and approval by Commissioner Hagerling.
- Any/all exterior lighting and landscape plan to return for review and approval by the Italian Village Commission.

MOTION: Cooke/Goodman (4-0-1[Boyer]) APPROVED

**12. 16-4-20**

**901 North Fourth Street**

**Victor Investments, Ltd./ 4<sup>th</sup> Street Partners, LLC (Applicant/Owner)**

*Commissioner Boyer continued to recuse himself from the proceedings for Application #16-4-20.*

*Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Continue Application # 16-4-20, 901 North Fourth Street, to allow the Applicant time to further study paver materials for the townhome driveways/parking pads and modifications to the front elevation that will allow for street trees.

Commissioner Comments:

Jason Sudy:

- Wants to see internal spaces, those not within the right-of way, as pavers and to be permeable.
- There needs to be at least two substantial street trees (not ornamentals) along Fourth Street in front of the town homes. Understands the front of the building may need to be modified to accommodate street trees.

David Cooke:

- Does not support the proposed decorative gravel. It does not reflect the character of Italian Village.
- The materials should be more urban, less Asian, in character.

Ben Goodman:

- Had high hopes for pavers in the right-of-way, rather than concrete.
  - If pavers not possible for the alley, would like to see pavers at the edge of the property line.
  - Can support the washed concrete stoop, the broomed (P1) areas and some of the flush curbs.
- Now that there has been discussion considering pavers for the driveways/parking pads along College Alley and the “auto court”, the profile of the bump-out planting areas may need some modification.

MOTION: Cooke/Goodman (4-0-1[Boyer]) CONTINUED

**13. 16-4-21**

**847 Hamlet Street**

**Mulberry (Applicant)**

**847 Hamlet Street, LLC. (Owner)**

Demolition

- Demolish the existing, one-story, single-family dwelling.

New Construction

- Construct a new, two-story, single-family dwelling, per the submitted drawings.
- Construct a new, two-car garage with loft/office space, per the submitted drawings.

*Following the presentation of the staff report, Chairman Sudy called all those wishing to speak in order of speaker slip received.*

<u><b>Name, Address, Affiliation:</b></u>	<u><b>Issues/ Comments:</b></u>
Steve Hurtt 157 East First Avenue Self	<ul style="list-style-type: none"><li>• Thinks the house should not be torn down.</li><li>• In any instance that the house should be torn down, the new house should be of the same scale as the existing building.</li><li>• Noted that by a vote at the recent Italian Village Society meeting, demolition of the building was supported by only one of the voters present.</li></ul>

*Following the public speaker, a motion was made, vote taken, and results recorded as indicated.*

At the request of, and in the absence of the Applicant, continue Application # 16-4-21, 847 Hamlet Street, and direct Historic Preservation Office staff to place on the May 17, 2016 Italian Village Commission agenda.

MOTION: Cooke/Goodman (5-0-0) CONTINUED

**14. 16-4-22**

**105 Warren Street**

**Urban Order Architecture (Applicant)**

**John & Libby Koetz (Owners)**

*Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application # 16-4-22, 105 Warren Street, as submitted, with all clarifications, as noted:

Install Storm Door System

- Install a new custom built storm door system over the front door, transom, and sidelights, per the submitted drawing.
- The framing of the storm door system is to be stained or painted a honey color to match the existing wood, as closely as possible.

MOTION: Boyer/Cooke (5-0-0) APPROVED

## **CONCEPTUAL REVIEW**

### **15. 16-4-23**

**1101 North Fourth Street**

**Urban Order Architecture (Applicant)**

**Green Room Brewing LLC. (Owner)**

**Build New Addition**

- Proposed 1-2 story addition to the existing building.
- Exterior materials to include brick and metal siding.
- New windows to be metal/industrial.

*Following the presentation by the Applicant, Chairperson Sudy opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.*

#### **Commissioner Comments**

**David Cooke:**

- Not opposed to the project, overall, or to the proposed height of the building.
- Does have concerns with the second story, outdoor patio facing residences on E. Fourth Avenue.
- The fact that it is elevated is more problematic than a ground floor beer garden.

**Ben Goodman:**

- Also concerned about the location of the outdoor patio and how it faces residences.
- Thinks there is a great opportunity to create a beer garden on the first floor level in this development.
- Would like to have streetscape photos/drawings to get a better understanding of the context, including the height and setback of the adjacent house.
- Appreciates that the west side is more closed off, so there is little interaction and less of a noise issue.
- Does not see issues with the south elevation.
- Appreciates the arched window detail on the north elevation.
- Will be looking at how to resolve any parking issues.

**Rex Hagerling:**

- Views the project generally favorably.
- Would like to see more context on the site plan.
- Understands the concerns about the patio above. Thinks it could be built in a way that could accommodate everyone. Encourages the applicant to give it more thought.

**Todd Boyer:**

- Does not see any issues with the mass or scale.
- Agrees with Commissioner Cooke's concerns about noise from the patio.
- Understands the contextual reference of the design, and it makes sense. Concerned that the existing building could become the "tail of the dog." It should not be overwhelmed or lose its charm and character.

**Jason Sudy**

- Generally, views the project favorably.
- Shares some of the concerns about the patio stretching out into the residential neighborhood.
- To understand parking issues better, it would be helpful to have more information about how the production facility will work and when employees will be there.
- It is better to have the heavy truck traffic on Fourth Street rather than Fourth Avenue.
- Thinks this can be an addition to the ongoing evolution of this true mixed corridor, including light industrial mix that existed along the corridor historically. It will be a positive thing if it can be done in a way that doesn't negatively impact the neighborhood.

**NO ACTION TAKEN**



**16. 16-4-24**

**152 East Second Avenue**

**Matt & Sara Canterbury (Applicant/Owner)**

Carriage House

- Construct a new carriage house/garage in the rear lot of the existing property, per the submitted drawing.
- Two-car garage to have efficiency apartment on second story.

*Following the presentation by the Applicant, Chairperson Sudy opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.*

Commissioner Comments

David Cooke:

- Has no issues with the proposed project.
- The new building cannot be taller than the house.

Ben Goodman:

- It is a pretty compressed area. Consider making the building a bit less deep and less high.
- Thinks it feels big in this context of the adjacent buildings.
- It does feel appropriate to squeeze this building in and to have a second story studio, but thinks the height needs to be modified.
- Consider Juliet balconies facing onto the yard rather than onto the alley.

Rex Hagerling:

- Agrees that the height needs to be lowered to reduce the mass.
- Does not have concerns about balconies on the alley, but the top of the windows should be aligned.
- This really is a garage/carriage house, not an entire second dwelling on the lot, but wonders if the length could be reduced a foot or two.
- Is generally okay with the project.

Todd Boyer:

- Is okay with the project.
- Having symmetry on Beacon Alley is important.
- Check on whether an egress window will be needed for the bedroom rather than a horizontal window.

Jason Sudy

- No additional comments.

NO ACTION TAKEN

**17. 16-4-25**

**Jeffrey Park/ Phase V/NE Corner of North Fourth Avenue and Warren Street**

**Robert Harris (Applicant)**

**Jeffrey New Day, LLC (Owner)**

New Construction/Phase V

- Construct two new, five-story condominium buildings, per the submitted drawings.
- 96 Units total with 143 parking spaces at 1.49 per unit.
- North Fourth Street and North Sixth Street are faced at ground floor with townhome units.

*Following the presentation by the Applicant, Chairperson Sudy opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.*

Commissioner Comments

David Cooke:

- Would like to see the existing, surrounding buildings shown on future site plans and elevations.

- Thinks the buildings are too big in their consistency. It would help to have the buildings stepped down at the ends, not just one big, modular mass. Doing so could create some great views.
- Noted the Kramer Building on the opposite side of the street.
- Thinks the sign, as shown, would not be visible by pedestrians. It is too large.
- Thinks this lay-out is an original alternate to the idea of all four sides being equal.

Jason Sudy:

- Will be interested to see how the area between the two buildings develops.
- The south end of the building could be what is seen coming down Fourth Street for quite some time, depending on what happens with the off-ramp. It needs to be more distinct, less blank.

Rex Hagerling:

- Has concerns about the visibility of the surface parking lot between the two buildings.
- Would like to have a better idea of the current master plan, including the park and the south end.

Todd Boyer:

- The drawings include referential details to warehouse buildings. If this is to be an industrial aesthetic, it needs to be more authentic.
- The ups and downs of the parapet and breaking it up in pieces don't seem appropriate for an industrial aesthetic.
- If there is more mass that relates to buildings like the Wonderbread, it could be nice.
- Does not like to always see balconies on the facades.

Ben Goodman

- Consider getting some outdoor space by letting the outdoor space recede into shadow rather than projection with balconies.
- Generally speaking, would like to promote more sidewalk activity, so entrances on Fourth Street are good for that. However, has concerns about entrances being too close up to traffic space.
- Appreciates that the first floor is up off the street level.
- Has some concerns about the height.

NO ACTION TAKEN

**18. 16-4-26**

**Jeffrey Park/Phase IV/Waldron Street**

**Robert Harris (Applicant)**

**Jeffrey New Day, LLC (Owner)**

New Construction/Phase IV

- Construct 273 new residential units, per the submitted drawings.

*Following the presentation by the Applicant, Chairperson Sudy opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.*

Commissioner Comments

Jason Sudy:

- Thinks this proposal is an exciting direction and solves a lot of the concerns of the previous Phase IV proposal.
- The garage will be largely hidden and seems a serviceable size.

Ben Goodman:

- Appreciates the architectural diversity of the clusters.
- Would like to see a better view point into the park, which may require removal of one or two units.
- Will be aware of any proposed EIFS or brake metal.

Rex Hagerling:

- Agrees with Commissioner Goodman regarding the park views.

Todd Boyer:

- Would like to see more diversity in the "Elevation E" building. Thinks it currently has a residence hall type of feeling.

David Cooke:

- Appreciates all the time that the applicants put into the previous design and now are coming back with an entirely different concept.

NO ACTION TAKEN

**19. 16-4-27**

**285 East Fourth Avenue**

**Juliet Bullock Architects (Applicant)**

**The New Victorians (Owner)**

*Prior to review of Application #16-4-19, Chairperson Sudy noted the need to recuse himself from the proceedings and exited the hearing room. Vice-Chairperson, Boyer, assumed the role of Chairperson.*

*Following the presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.*

Approve Application # 16-4-27, 285 East Fourth Avenue, as submitted, with all clarifications, as noted:

Convert Church to Residential Units

- Convert the abandoned and fire damaged church into six (6) residential units, per the submitted drawings.
- Make exterior repairs to existing brick walls and stone foundation, as needed. Any new brick, stone, and mortar to match existing, like-for-like.
- Repair roof and install new asphalt shingles. Shingle from approved roofing shingle list to be submitted to Historic Preservation Office staff.
- Repair or install new windows, following damage of original stained glass windows by fire. Detail for new, custom windows to be submitted to Historic Preservation Office staff for final review and approval, in consultation with Commissioner Hagerling.
- Install new exterior doors on front and rear elevations. Door cut sheets to be submitted to Historic Preservation Office staff.
- Install new wood steps and railing on rear elevation, per the submitted drawing.
- Install new, metal fencing on east and west elevations. Cut sheet for fencing to be submitted to Historic Preservation Office staff for final review and approval.

Carriage House

- Construct new, frame, 7-car garage with second floor living space, per the submitted drawings.
- Exterior cladding to be HardiPlank siding with 5" exposure, with 1 x 4 trim.
- Roof shingles to be from the approved roofing shingles list.
- Cut sheets for windows and pedestrian an garage doors to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.
- Revised drawings, including a canopy or awning above the west elevation door of the carriage house and the south elevation door of the church building, to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

MOTION: Cooke/Hagerling (4-0-1[Sudy]) APPROVED

**20. 16-4-28**

**1024 North Sixth Street (rear)**

**Juliet Bullock Architects (Applicant)**

**The New Victorians (Owner)**

*Chairperson Sudy continued to recuse himself from the proceedings for Application #16-4-28.*

New Construction

- Conceptual review of new, brick, warehouse style house and detached garage, per the submitted drawings.
- Exterior cladding to be a combination of brick and hardi-board or metal siding.
- Window sills to be brick.
- Windows to be aluminum-clad wood.

*Following the presentation by the Applicant, Acting Chairperson Boyer opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.*

Commissioner Comments

Ben Goodman:

- Thinks that if the building is brick, it needs to have a water table.

Rex Hagerling:

- Has no issues with the proposed design conceptually.
- If the building is warehouse style, thinks it should not have a water table.

Todd Boyer:

- Need to clarify the details of the balcony.
- Metal on the garage could be interesting. Look at tying the garage into the house some way, perhaps adding metal on the house “pop-up” or door hoods.

David Cooke:

- Will need to have light fixtures and landscape plan submitted.
- Mentioned the possibility of an outdoor fireplace and fencing.

NO ACTION TAKEN

**21. 16-4-29**

**849 Summit Street (Existing Residence/North Lot)**

**Juliet Bullock Architects (Applicant)**

**Blue Chip Development LLC. (Owner)**

*Prior to review of Application #16-4-29, Chairperson Sudy returned and resumed the role of Chair. Commissioner Goodman noted the need to recuse himself from the proceedings for Agenda Items # 21 & 22, and exited the hearing room.*

Request for Variance Recommendation

- 3332.05 (4) Area District Lot Width
- To Allow the Width to be Less Than 50’ And Be 18’-10”
- 3332.15 R4 Area District Requirements
- To Allow the Width to be Less Than 5000 SF And Be 3497 SF
- 3332.25 Maximum Side Yard
- To Be Less Than 20% Of Lot Width 5.3’ And Be 3’-9 1/8”
- 3332.26 I(1) Minimum Side Yard
- To Allow the Minimum Side Yard to be Less Than 3’ AND BE 9 1/4”
- 3332.26I Garage Side Yard
- To Allow the Minimum Side Yard to be Less Than 3’ AND BE 0”
- 3312.49 Parking
- To Allow for the Parking Requirement to be Reduced From 2 Spaces to 1 Space

New Construction & Addition

- Remove the existing, non-original, non-contributing carport and shed.
- Construct new garage (344 SF).
- Construct new two-story addition.
- Restore, repair, or replace siding.
- Install new windows, as needed.

*Following the presentation by the Applicant, Acting Chairperson Boyer opened the discussion, and the following observations were made regarding the proposed project to assist the Applicant/Owner in preparing for further review at a future IVC hearing.*

Commissioner Comments for Agenda Items #21 and 22

David Cooke:

- Understands that splitting the lot and adding a new dwelling will be very cozy, but the street is relatively dense.
- Appreciates that much of the existing cottage will stay the same as original. The only visible change from Summit Street would be the new second story roof at the rear.
- It is important to preserve these smaller cottages and make additions that hold the front of the house as seen from the façade.
- The proposed door and windows on the west/rear of the existing cottage are more appropriate than the existing door and windows.
- The vent in the front elevation of the new construction looks over-scaled.
- Will need to see a railing detail for the rear landing.
- Would like to see an elevation showing the existing house with the proposed new house.
- Will need more details on the foundation.

Jason Sudy:

- Construction of a new dwelling on the south lot (previously 847 Summit) is appropriate, based on Sanborn maps, which show a building previously stood on that parcel.

Todd Boyer:

- Siding on the new addition should be wider, to differentiate the historic building from the new addition.
- Suggests widening the front porch of the new construction a bit.
- Consider a door hood/canopy over the rear doors to give it more scale.
- Appreciates that the new construction is not too high out of the ground.

Rex Hagerling:

- Consider adding windows or some detail to the north elevation of the new addition. It is currently very blank.
- Would not want to see the new house brought up to the street as the store building shown on the 1921 Sanborn map. Will want to look at the site more closely.
- Board-and-batten siding can be appropriate for a new addition, but horizontal siding of a slightly different profile is also appropriate.

NO ACTION TAKEN

**22. 16-4-30**

**849 Summit Street (South Lot)**

**Juliet Bullock Architects (Applicant)**

**Blue Chip Development LLC. (Owner)**

*See comments with Agenda Item # 21.*

Request for Variance Recommendation

- 3332.05 (4) Area District Lot Width
- To Allow the Width to be Less Than 50' AND BE 18'-9"
- 3332.15 R4 Area District Requirements
- To Allow the Area to be Less Than 5000 SF AND BE 3236 SF
- 3332.26 I(1) Minimum Side Yard
- To Allow the Minimum Side Yard to be Less Than 3' AND BE 1-10"
- 3332.26I Garage Side Yard
- To Allow the Minimum Side Yard to be Less Than 3' And Be 0"

New Construction

- Conceptual review of new, two-story, frame, single-family dwelling.

## **STAFF APPROVALS**

- **16-4-1**

**161 East Fifth Avenue**

**Stanley W. Young, III/Columbus Sign Co. (Applicant)**

**Z & Z Investments, Inc. (Owner)**

Approve Application 16-4-1, 161 East Fifth Avenue, as submitted, with all clarifications, as noted:

Install New Sign

- Remove the existing, deteriorated sign and mast arm.
- Install a new sign, to match the existing in materials, size, and colors, per the submitted drawings.
- New sign to be double-faced, fabricated aluminum sign with dimensional letters and neon accent.
- Red neon accent to follow perimeter border of sign cabinet.
- Protective, clear polycarbonate lens to cover the neon only.
- New sign to be fixed to the top of the existing steel pole. Pole to be painted “white.”
- New sign to be pointed toward the store to avoid encroaching on the right-of-way.

- **16-4-2**

**127 East Fifth Avenue**

**Jeanne Cabral Architects (Applicant)**

**Ali Alshahal/127 E. Fifth LLC. (Owner)**

Approve Application 16-4-2, 127 East Fifth Avenue, as submitted, with all clarifications, as noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden and previously painted concrete block surfaces on the commercial building for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications. Paint color to be “white” to match existing.
- Existing awning to remain.

Window Repair

- Repair the existing storefront windows, and replace missing or broken glass, as needed.

Install Exhaust Fan

- Install new makeup air and exhaust fans at the southeast corner of the roof, per the submitted site plan and elevation drawing.

Note: All signage and/or site improvements to return to Italian Village Commission for review and approval.

- **16-4-3**

**165 Punta Alley**

**Michelle & Jeff Mixter (Applicant/Owner)**

Approve Application 16-4-3, 165 Punta Alley, as submitted, with all clarifications, as noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house and new addition for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications. Paint color scheme to be: Body – SW7727 “Koi Pond”; Trim – SW7557 “Summer White”; Accent – Benjamin Moore #1302 “Sweet Rosy Brown”.

- Any previously unpainted, masonry (i.e., brick/stone/concrete foundation, etc.) is to remain unpainted.
- Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

- **16-4-4**

**57 Hull Alley**

**Jason Rowland (Applicant)**

**Casa Di Citta, LLC (Owner)**

Approve Application 16-4-4, 57 Hull Alley, as submitted, with all clarifications, as noted:

Porch Repair & Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the porches for repainting using the appropriate hand tools.
- New ceiling material to be [ ] 1" x 3", tongue and groove, yellow pine, bead board or [ ] 4' x 8' Georgia-Pacific "Classic" style Ply-Bead.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to be "white" to match existing.
- **Any previously unpainted, masonry is to remain unpainted.**

- **16-4-5**

**270 East Fourth Avenue**

**Colleen McDanel (Applicant/Owner)**

*Removal of the shed and fence has been completed in response to a Code Violation notice. In this particular case, removal of the shed and fence was appropriate. Any exterior alteration or site work requires a Certificate of Appropriateness before work begins.*

Approve Application 16-4-5, 270 East Fourth Avenue, as submitted, with all clarifications, as noted:

Remove Accessory Structure

- Remove the deteriorated, non-contributing, metal shed, and dispose of in accordance with all applicable City Code.

Remove Fence

- Remove the deteriorated and damage fencing at the north and south ends of the parcel, and dispose of in accordance with all applicable City Code.

- **16-4-6**

**1167 Mt. Pleasant Avenue**

**Romeo Issa (Applicant)**

**Deborah Czech (Owner)**

Approve Application 16-4-6, 1167 Mt. Pleasant Avenue, as submitted, with all clarifications, as noted:

Replace Patio Roof

- Remove the deteriorated, corrugated plastic roofing from the existing patio, and install new corrugated plastic roofing to match existing.
- Install new, metal ogee-style gutter at patio fascia. Gutter to be painted black to match existing trim.

- **16-4-7**

**266 East Third Avenue**

**Kirk Whetstone (Applicant/Owner)**

Approve Application 16-4-7, 266 East Third Avenue, as submitted, with all clarifications, as noted:

Install New Privacy Fence

- Install a new 6' High, horizontal board, wood privacy fence in the rear yard, per the submitted site plan and elevation drawing.
- New fence to extend from garage to rear of house only on the Sixth Street side.
- Gates to be located, per the submitted site plan.

- **16-4-8**

**1146 Summit Street**

**Juliet Bullock (Applicant)**

**1146 Summit LLC (Owner)**

Approve Application 16-4-8, 1146 Summit Street, as submitted, with all clarifications, as noted:

Eave Soffit & Fascia Repair

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

Repair/Replace Gutters & Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Exterior Painting

- Repair and retain existing wood siding.
- Repair and/or replace all damaged, deteriorated, and missing wood siding and trim elements, where necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- **Any previously unpainted, masonry (i.e., stone foundation) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Install New Exterior Doors

- Remove the existing, non-original, non-contributing front and rear elevation entry doors.
- Install new, full-light, wood door with transom on the front elevation, per the submitted photograph.
- Install new, wood or fiberglass door on the rear elevation.
- Cut sheet for new rear door to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

Repair Windows

- Examine all existing windows on all elevations and make all necessary repairs to insure proper operation of upper and lower sashes.
- Any/all original wood windows are to be repaired in accordance with industry standards for wood windows.



- Repair all double-hung, wood windows as needed with new materials of exact same dimension and profile; like-for-like.

Install New Windows

- Replace the two missing windows (kitchen, east elevation & bedroom, east elevation).
- Install new all wood (interior/exterior) one-over-one, double-hung sash windows to match existing.
- Cut sheet for new windows to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- There are a few existing vinyl windows, which will not be replaced at this time.

Install New Privacy Fence

- Remove the existing wood, stockade privacy fence in the rear yard, and install a new six-feet high (6' H), wood privacy fence in the same location.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence, with finished side out, facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-feet high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.
- Location and dimension of all gates to be submitted to HPO staff.

- **16-4-9**

**829 Summit Street**

**Constance McGreevy/Pops Holdings, LLC (Applicant/Owner)**

Approve Application 16-4-9, 829 Summit Street, as submitted, with all clarifications, as noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, where necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color scheme to be: Body –SW 2820 "Downing Earth"; Trim – SW 6385 "Dover White"; Doors – SW 6285 "Tricorn Black".
- **Any previously unpainted, masonry (i.e., stone foundation) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

- **16-4-10**

**244 East Fourth Avenue**

**Thelma L. Black (Applicant)**

**Thelma L. Black & Jamal Grinston (Owners)**

Approve Application 16-4-10, 244 East Fourth Avenue, as submitted, with all clarifications, as noted:

Repair Foundation/Main House & Rear Building

- Remove any/all damaged concrete block or stone and replace with concrete block or stone that matches the original material in size, shape, color, and texture.
- Stone foundation of main house may be parged in areas that are previously parged.
- Moisten surface with water and solid point with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and

contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White 18pprox.18 cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white 18pprox.18 cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

Eave Soffit, Fascia, & Wood Trim Repair/ Main House & Rear Building

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit, fascia, and wood trim on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

Repair/Replace Vinyl Siding/ Main House & Rear Building

- Examine all existing vinyl siding on all elevations and replace any/all missing and damaged vinyl siding with new vinyl siding of the same color and profile, as necessary; like-for-like.
- Examine all vinyl eave wrap and trim, and replace any/all missing and damaged vinyl on the eave soffits, fascia, windows and doors, on all elevations, with vinyl stock of the same color and profile as necessary; like-for-like.
- Any/all wooden elements which remain and have not been wrapped with vinyl previously (i.e., window and door trim, porch ceilings, etc.) are to be hand scraped, primed, and painted the same finish color selected by the owner and submitted to the Historic Preservation Office staff for final review and approval.
- Following any/all necessary repairs to the vinyl siding and trim, prepare all vinyl siding and vinyl soffit wrap for painting in accordance with all applicable industry standards and manufacturers' specifications. Power wash all metal surfaces with a maximum pressure of 300 lb./p. s. i. and broad fan tip nozzle.
- Apply the appropriate exterior paint for vinyl surfaces, in accordance with industry standards and manufacturers' specifications.
- Paint all vinyl siding to match the existing siding color as closely as possible, or submit a new exterior paint schedule to the Historic Preservation Office staff for final review and approval in consultation with the Italian Village Commission.

Remove and Install New Asphalt Shingle Roof/ Rear Building

- Remove all asphalt shingles on the roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

[ ] CertainTeed  
[ ] GAF

Style:

Carriage House (dimensional)  
Slateline (dimensional)  
  
(standard 3-tab)  
Royal Sovereign (standard 3-tab)  
(standard 3-tab)  
(standard 3-tab)

Color:

[ ] Stonegate Gray  
[ ] English Gray Slate  
[ ] Weathered Slate  
[ ] Nickel Gray  
[ ] Nickel Gray  
[ ] Estate Gray  
[ ] Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Repair/Install New Concrete Steps/Main House & Rear Building

- Remove the deteriorated, concrete entrance and cellar steps, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete steps in the exact same location and of the exact same dimension.
- All work to be in accordance with industry standards and all applicable City Building Codes.

Install Stair Handrail/Main House/Rear Steps

- Prior to the installation of the new handrail, examine the existing front porch service steps and perform any/all necessary site work to insure a stable and level foundation for the existing steps with appropriate slope for water drainage.
- Style and material of new hand rail to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

Remove Existing Sidewalks and Install New Sidewalks

- Remove any/all damaged and deteriorated, concrete public and service sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete in the same location and of the same dimension, as needed.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Maintain any/all existing sandstone curbs, and repair, as needed, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

• **16-4-11**

**1086 Say Avenue**

**Janis A. Hott (Applicant/Owner)**

Approve Application 16-4-11, 1086 Say Avenue, as submitted, with all clarifications, as noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors to be per the submitted paint schedule, as follows: Body – "Stillwater;" Primary Trim – "Moody Blue;" Secondary Trim – "Reflecting Pool;" Accent Colors – "Jasper" and "Antiquity."
- **Any previously unpainted, masonry (i.e., brick/stone/concrete foundation is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Side Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers' specifications prior to installation in order to extend its useful life.
- Install new, tongue and groove wooden, porch flooring.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers' specifications.
- Restore the side porch columns, as necessary, with like material of exact same dimension and profile as the existing, original, front porch columns; like-for-like.
- Repair the existing side door and transom, as needed. All replacement wood to match existing, like-for-like.

Remove and Install New Asphalt Shingle Roof/Side Porch

- Remove all asphalt shingles on the side porch roof down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> CertainTeed	Carriage House (dimensional)	<input type="checkbox"/> Stonegate Gray
<input type="checkbox"/> GAF	Slateline (dimensional)	<input type="checkbox"/> English Gray Slate
		<input type="checkbox"/> Weathered Slate
<input type="checkbox"/> Certain Teed	(standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Replace Porch Ceiling/Side Porch

- Remove and dispose of existing, deteriorated porch ceiling, pull all nails from, and inspect condition of, existing rafters to insure structural integrity.
- Install a new porch ceiling nailed with galvanized finish nails.
- New material to be ☐ 1" x 3", tongue and groove, yellow pine, bead board or ☐ 4' x 8' Georgia-Pacific "Classic" style Ply-Bead (with sanded surface and 1/8" beaded pattern 20pprox.. 1.6" o.c.); prime exposed surface complete.

Install Front Door

- Repair, as needed, and reinstall original front door.

Install New Storm Windows

- Install new, low profile, metal storm windows (insert location).
- New storm windows to be installed inside the existing window frame.
- Storm window color to match the primary trim color as closely as possible.
- Double caulk to provide air-tight installation on top and sides. Do not caulk breather holes.
- Horizontal bar on all new storm windows to align with horizontal sash bar on existing windows.
- Storm windows to operate smoothly.
- All work to be in accordance with the performance manual.

• **16-4-14**

**96 East Lincoln Street**

**Cynthia Doyle (Applicant/Owner)**

Approve Application 16-4-14, 96 East Lincoln Street, as submitted, with all clarifications, as noted:

Install New Windows

- Remove all existing aluminum windows.
- Install new Pella Architect Series, all wood (interior/exterior), one-over-one, double-hung sash windows, per the submitted product cut sheet/specifications.

Note: All existing windows are aluminum replacement windows except for one stained glass, wood window on the west elevation, which will be retained.

**X. OLD BUSINESS**

- 96 E. Lincoln Street (see staff approval # 16-4-14)
  - Request for approval of a wood window with a vinyl sill and jambs, rather than the wood window approved.
  - Following discussion, the window was not approved based on the vinyl jambs.

**XI. NEW BUSINESS**

**XII. ADJOURNMENT**

MOTION: Adjourned by Chairperson Sudy (10:45 p.m.)